



3 West Court, Stoke Prior, B60 4AD

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£16,000 Per Annum

- Established Business Park
- 2-Storey Office Accommodation
- Business Rates: £9,100
- Available Immediately
- 4 Parking Spaces
- NIA: 116.05 m² (1247 ft²)

A 2-storey office accommodation benefitting from a roller shutter on the ground floor. The offices have the benefit of 4 parking spaces with ample natural light situated within a thriving business community.

Location

Stoke Prior Business Park is a commercial and industrial estate located near Bromsgrove. It offers various types of office spaces, industrial units, and warehouses. The park serves as a hub for businesses in different sectors, including manufacturing, logistics, and services.

The business park benefits from its strategic location, with easy access to major roads, including the M5 motorway, which connects it to Birmingham and other key areas. It's a popular location for small and medium-sized enterprises looking for flexible spaces in the Midlands region.

Description

The office is a 2-storey accommodation which is accessed via a main door and separate roller shutter to the front elevation. The Ground floor comprises a large open plan office with kitchen and an under stairs storage cupboard. The first floor is a large open plan space benefitting from laminate flooring and significant natural light.

The accommodation is made up of the following areas:

Ground Floor Office: 45.38 m² (488 ft²)
Ground Floor Storage: 1.43 m² (15 ft²)
Ground Floor Facilities: 3.02 m² (32 ft²)
First Floor Office: 66.22 m² (712 ft²)

NIA: 116.05 m² (1247 ft²) approx.

Services

Mains electric, water and drainage are connected. All interested parties are advised to make their own enquiries to confirm continuity of supply.

Parking

The property benefits from 4 parking spaces.

Business Rates

Rateable Value: £9,100

Qualifying businesses with a rateable value of £12,000 or below currently get 100% relief. This relief will decrease on a sliding scale for rateable values between £12,000 to £15,000. In addition, such businesses will have their bill calculated using the small business rates non-domestic rates multiplier.

Service Charge

It is understood that a Service Charge is applicable. We have been advised that presently this reflects £248 per annum to cover the maintenance and upkeep of the business park. This is reviewed annually.

Energy Performance Certificate

EPC: TBC

Planning

Presently Class E as defined by the Town & Country Planning Act (Use Classes Order).

Tenure

Leasehold Terms are anticipated to be in the region of 5-10 years on a Full Repairing and Insuring Lease.

VAT

VAT is charged on the property.

Legal Costs

Each party is to meet their own costs.

Viewing

To arrange a viewing please contact the commercial Team: 01386 765700 or alternatively email commercial@sheldonbosleyknight.co.uk.

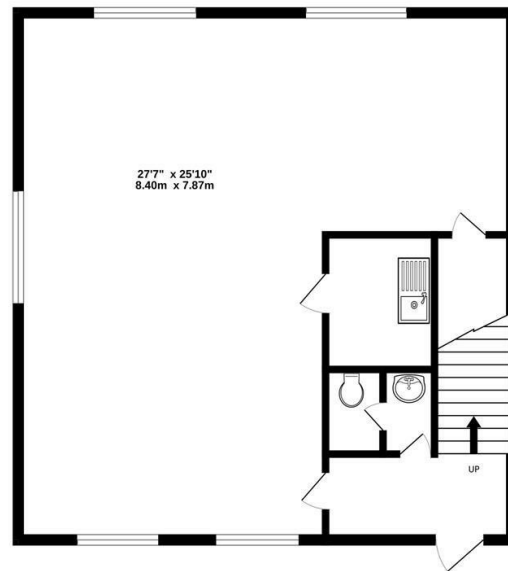
Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.

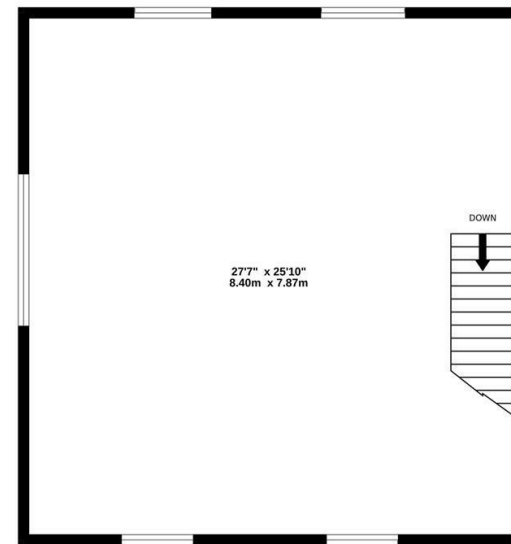


Plan

GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 1423 sq.ft. (132.2 sq.m.) approx.
This floor plan is not to scale and is for guidance purposes only
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For further information please email commercial@sheldonbosleyknight.co.uk